

3901 Trowbridge



JAN 14 2005



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**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: BUILDING PERMITS AND INSPECTIONS

AGENDA DATE: JANUARY 18TH, 2005

CONTACT PERSON/PHONE: TOM MAGUIRE 541-4800

DISTRICT(S) AFFECTED: 2

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

APPROVE A RESOLUTION TO DECLARE THE PROPERTY AT 3901 TROWBRIDGE DRIVE UNFIT FOR USE OR HABITATION AND A HAZARD TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

APPROVE, DISAPPROVE OR POSTPONE DEPARTMENT RECOMMENDATIONS.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

N/A

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

COST OF ACTION TO BE BILLED TO OWNER IF COUNCIL ORDER NOT COMPLIED WITH, LIEN PLACED ON PROPERTY, IF NECESSARY.

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:

(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

COUNCIL AGENDA ITEM # ____ FOR
TUESDAY, JANUARY 18TH, 2005

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
December 20, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 3901 Trowbridge Drive (Rep. District #2)

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated May 11th, 2004. The building was found to be in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Enrique Mata & HomePlus USA, 3901 Trowbridge Drive.
- 3) Certified notices of the public hearing scheduled for January 18th, 2005 were mailed to the owners and all interested parties on December 17th, 2004.
- 4) There has been no response from the owner.

The Department recommends that it be found:

- 1) That the main structure and accessory building be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be repaired; and
- 5) That the main structure be secured within 30 days and maintained secured until rehabilitated; and
- 6) That the addition started at rear of main building, be demolished; and
- 7) That the accessory structure be demolished within 30 days; and
- 8) That the premises be cleaned of all weeds, trash, and debris within 30 days and maintained clean.

SC/mth

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
May 11, 2004

Enrique Mata
3901 Trowbridge Dr.
El Paso, Texas 79903-2826

Re: 3901 Trowbridge Dr.
Lots: 1 & 2
Blk: 27, Government Hill
Zoned: R-4
COD04-06108
Certified Mail Receipt #
7003 2260 0002 9957 3988

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

3901 Trowbridge Drive

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 3901 Trowbridge Drive has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The structure is open and accessible to unauthorized entry.
- j. The premises are full of weeds, trash, and debris.
- k. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter.

Address

- I. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished, as per Sec. 18.52.040 of the El Paso Municipal Code.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:



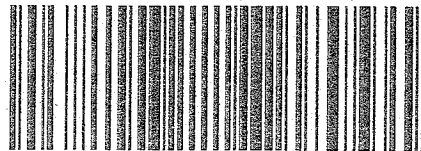
Leo CassoLopez
Building Inspector

LC/rl

CERTIFIED MAIL



The City of El Paso
Two Civic Center Plaza
El Paso, Texas 79901-1196



7003 2260 0002 9957 3988



4 METE

Building Permits and Inspections
Code Enforcement

RETURN RECEIPT REQUESTED

Enrique Mata
3901 Trowbridge Dr.
El Paso, Texas 79903-2826

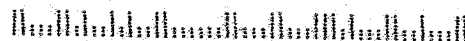
URGENT

Handwritten: 1/10/04 3:41

MAY 10 2004

CITY OF EL PASO
BUILDING SERVICE

79903-2826 0002 9957 3988



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LC

Enrique Mata
3901 Trowbridge Dr.
El Paso, Texas 79903-2826
Re: 3901 Trowbridge Dr.

2. Article Number

(Transfer from service label)

LT #3

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7003 2260 0002 9957 3988

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only: No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

MAY 11 2004

Postmark
Here

Enrique Mata
3901 Trowbridge Dr.
El Paso, Texas 79903-2826
Re: 3901 Trowbridge Dr.

7003 2260 0002 9957 3988

PS Form 3800, June 2002

See Reverse for Instructions

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
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PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
May 11, 2004

HOMEPLUS USA
4316 Sunbelt Dr.
Addison, TX 75001-5135

Re: 3901 Trowbridge Dr.
Lots: 1 & 2
Blk: 27, Government Hill
Zoned: R-4
COD04-06108
Certified Mail Receipt #
7003 2260 0002 9957 3971

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- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

3901 Trowbridge Drive

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

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- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
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Address

- I. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

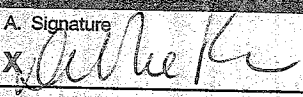
Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:



Leo CassoLopez
Building Inspector

LC/rl

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature </p> <p><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to: CC</p>		<p>B. Received by (Printed Name) Debbie Russo</p>	<p>C. Date of Delivery 5/17/04</p>
<p>2. Article Number (Transfer from service label)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>HOMEPLUS USA 4316 Sunbelt Dr. Addison, TX 75001-5135 Re: 3901 Trowbridge Dr.</p> <p>LR #3</p>		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>PS Form 3811, August 2001</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>Domestic Return Receipt</p>		<p>102595-02-M-1540</p>	

7003 2260 0002 9957 3971

U.S. Postal Service [™]	
CERTIFIED MAIL[®] RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<p>Postmark Here CC</p>	
<p>HOMEPLUS USA 4316 Sunbelt Dr. Addison, TX 75001-5135 Re: 3901 Trowbridge Dr.</p>	
<p>PS Form 3800, June 2002</p>	

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 18th day of January, 2005 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 3901 Trowbridge Drive, in El Paso, Texas, which property is more particularly described as:

Lots: 1 and 2, Block 27, Government Hill, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on File in Book 11, Page 58, Plat Records of El Paso, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Enrique Mata, 3901 Trowbridge Drive, El Paso, Texas 79903-2826, is listed as the Owner of the real property described herein.

The Owner of said property is hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owner fails, neglects or refuses to comply with the order of City Council the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owner shows that the property is the Owner's lawful homestead and;
- III) the Owner may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 14th day of December, 2004.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lisa A. Hayes
Assistant City Attorney

Tom Maguire
Housing Compliance Supervisor

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property located at 3901 Trowbridge Drive, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this ____ day of _____, 2004 on behalf of
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this ____ day of _____, 2004.

Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property located at 3901 Trowbridge Drive, was PUBLISHED in the official City newspaper on the ____ day of _____, 2004.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Enrique Mata
3901 Trowbridge Dr.
El Paso, Texas 79903-2826

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

HomePlus USA
4316 Sunbelt Dr.
Addison, TX 75001-5135

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Maria Del Rocio Amparan
3901 Trowbridge Dr.
El Paso, Texas 79903

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Eduardo Romo
11608 Clear Lake
El Paso, TX 79936

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Mark R. Hyland – First National Security Corp.
5925 Phelan Boulevard
Beaumont, TX 77706

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

CitiFinancial Mortgage Co.
C/O Adria Brennan
Assistant Vice President
250 East John Carpenter Freeway
Irving, TX 75062

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

First National Security Corporation
C/O Paul D. Romero
5925 Phelan Boulevard
Beaumont, TX 77706

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Mark R. Hyland
2611 Dewberry Ln.
Pasadena, TX 77502-5328

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Associates Financial Services Co., Inc.
250 East John Carpenter Freeway
Irving, TX 75062

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

S.E.C. Mortgage Company
1690 North Major Drive Suite 202
Beaumont, TX 77713

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Ronald R. Calhoun
6044 Gateway East Suite 305
El Paso, TX 79905

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (HAND-DELIVERED) to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated December 14, 2004 regarding the property at 3901 Trowbridge Drive, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 3901 Trowbridge Drive, El Paso, Texas.

Date: _____

Time: _____

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 11-15-04

REP. DISTRICT: 2

ADDRESS: 3901 Trowbridge Drive

ZONED: R-4

LEGAL DESCRIPTION: Block 27, Government Hill, Lots 1 & 2

OWNER: Enrique Mata

ADDRESS: 3901 Trowbridge Drive

BUILDING USE: Single Family Residence

TYPE OF CONSTRUCTION: V Brick, wood, and plaster

FOOTINGS: Unable to determine

CONDITION: May require an engineer to determine actual condition.

FOUNDATION WALL: Rock and concrete

CONDITION: Crack noted. Need to hire contractor to evaluate condition.

FLOOR STRUCTURE: Wood and concrete

CONDITION: Fair. Need to hire contractor for repairs.

EXTERIOR WALLS: Brick and plaster

HEIGHT: 8' to 10'

THICKNESS: 10" to 12"

CONDITION: Fair. Need to hire contractor for repairs.

INTERIOR WALLS & CEILINGS: 2 x 4 wood with 1/2 sheet rock and plaster.

CONDITION: Fair. Would need to hire a contractor to make repairs.

ROOF STRUCTURE: Wood with shingle

CONDITION: Leaks noted, need to hire contractor for repairs.

DOORS, WINDOWS, ETC.: Wood and metal construction.

CONDITION: Bad. Need to replace windows for code requirements.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Bad.

PLUMBING: A licensed contractor should be hired to access the actual condition.

ELECTRICAL: A licensed contractor should be hired to determine actual condition.

MECHANICAL: A licensed contractor should be hired to determine actual condition.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.: No

REMARKS: The house is in fair shape but needs interior and exterior repairs. I recommend this house be secured and cleaned.



Sebastian Campos
Building Inspector